



# Brownfields Cleanup Revolving Loan Fund Pilot

## *Stamford, CT*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

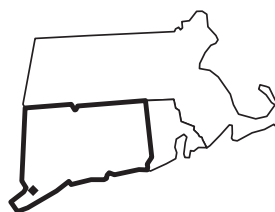
The Stamford BCRLF pilot will target the South End and Waterside areas of the City. These two neighborhoods contain an estimated 230 acres of brownfields. The South End and Waterside areas, with neglected factories and abandoned utility sites, are characterized by significant unemployment, inadequate housing, and related health and crime issues. The poverty rates in these areas are 16.2 percent and 25 percent, respectively. Stamford is also Brownfields Showcase Community.

## BCRLF OBJECTIVES

The Stamford BCRLF will target three major sites in the South End and Waterside areas for cleanup and redevelopment. The pilot anticipates that the successful turnaround of these properties will act as a catalyst for the redevelopment of numerous smaller sites in the harbor area. The BCRLF will provide assistance to a pool of applicants not likely to be able to access traditional financing. The overall objectives of the City's brownfields redevelopment efforts are to:

- Improve the economic, social, and physical conditions of Waterside and South End;

## PILOT SNAPSHOT



*Stamford, Connecticut*

**Date of Announcement:**  
May 25, 1999

**Amount:** \$500,000

**BCRLF Target Area:**  
An estimated 230 acres of underutilized and abandoned manufacturing facilities in the South End and Waterside areas of the City

### Contacts:

City of Stamford  
(203) 977-4190

Region 1 Brownfields  
Coordinator  
(617) 918-1209

Visit the EPA Region 1 Brownfields web site at:  
**[www.epa.gov/region01/remed/brnflid/](http://www.epa.gov/region01/remed/brnflid/)**

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
**<http://www.epa.gov/brownfields/>**

- Address immediate and critical health concerns;
- Reclaim corrupted sites and reuse them for purposes that will directly benefit the economic and social redevelopment of the target area;
- Restore the harbor's place as an economic and recreational resource; and
- Reverse the trends of increasing poverty, unemployment, and crime.

Stamford believes that the BCRLF program will provide a critical link to the success of its brownfields redevelopment efforts.

## **FUND STRUCTURE AND OPERATIONS**

The City of Stamford will serve as lead agency. The Stamford Community Development Office, which has experience running similar programs, will serve as the fund manager. The Development Office has already established loan program guidelines, revolving loan accounts, loan documents, and a database that accounts for and monitors loans. Stamford is currently exploring several options for site manager. The pilot plans to provide short term loans, up to 12 months, in amounts no greater than \$250,000. Loans will have a 6 percent interest rate, with interest forgiven if the principal is repaid within six months.

## **LEVERAGING**

Stamford's BCRLF will be complemented by a \$100,000 Community Development Block Grant (CDBG). These CDBG funds, available June 1, 1999, will be prioritized for use in undertaking environmental assessments. Chase Manhattan Bank and the Bank of New York have indicated interest in participating in commercial, industrial, and housing redevelopment financing for brownfields sites. The Housing Development Fund, a consortium of seven lenders, will participate in proposals for housing redevelopment at cleaned up brownfields sites.

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*Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.*

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